

**DISTRICT ADVISORY BOARD
DISTRICT IV**

August 1, 2001 - 7:00 p.m.
Stanley/Aley Community School Center, 1749 S. Martinson
www.wichitagov.org

Members Present

Council Member Bill Gale
Paul Ward
Dorman Blake
Wayne Wells
Bea Vickers
Jerry McGinty
Ed Koon
Iola Crandall

Members Absent

June Bailey
Tom Kessler

Staff

Officer Anthony Bamberger, Patrol South
Officer Richard Mellard, Patrol West
Officer Drew Sieler, Patrol West
Donna Goltry, Metropolitan Area Planning
Department
Lt. E. J. Bastian, Patrol South
Aaron Hamilton, Neighborhood Assistant

ORDER OF BUSINESS

Call to Order

Council Member Bill Gale called the meeting to order, explaining the purpose of the District Advisory Board as representatives of District IV residents who provide input for consideration in City Council actions. He also noted that everyone would be able to voice their thoughts on the different issues discussed and there would be no time limit placed on any comments.

Approval of Minutes

Council Member Gale asked if there were any changes to be made to the July 18, 2001 Minutes. **Wayne Wells** noted that June 4th should be changed to June 2nd in paragraph two. **Vickers** moved to accept minutes, **Jerry McGinty** gave a second. Minutes were approved 7-0.

Approval of Agenda

Council Member Gale asked if there were any additions to the agenda. There were none. **Jerry McGinty** moved to accept the agenda. **Dorman Blake** seconded. The agenda was approved 7-0.

Public Agenda

1. **Lt. E. J. Bastian** introduced himself as the head of Patrol South. He reemphasized that Community Police Officers are available to help with community issues. **Lt. Bastian**

gave Patrol South's phone number as 337-9000 and asked that citizens please call if they have any needs.

Dorman Blake thanked **Lt. Bastian** for all of the work he and his officers do.

Council Member Gale thanked the Community Police Officers for all of the contributions they have made to District IV and for continuing to take an active role in District IV.

Planning Agenda

2. PUD2001-01(3): Request by Mennonite Housing Rehabilitation Service of Wichita for the creation of a Planned Unit Development with two parcels on the south side of 2nd Street North between St. Paul and Sheridan.

Donna Goltry, MAPD, explained the request for the PUD. She noted that the language used when zoning a PUD is different than other zoning requests. The property consists of five acres on the old Mt. Carmel property, which would be divided into two proposed parcels. The current buildings would be razed and two new structures erected on the site. Mennonite Housing is proposing a 62 unit Senior Housing Facility where the current dormitory is located.

Goltry noted there would be changes to the Staff Report submitted. The maximum height would be 45' instead of 35'. There is also a general provision for landscaping as a screen from the residential area (tall trees). Parking would also be moved around the side of the Mennonite Housing facility to keep a residential feel to the area.

MAPD is recommending approval of the proposal. Appearance and character of the neighborhood are the only concerns they have at this time and those are being addressed with the applicants.

Council Member Gale opened up the floor for questions. (Questions are listed below with answers in italics. Donna Goltry or Mark Savoy, engineer on the project, provide all answers).

Paul Ward asked about the height and parking?

Parking has been moved to the back so as to hide from the residential area. There will need to be a screening of trees around the property for privacy of local residences.

Ward asked if the two streets around the property were new?

*Yes, but they are platted for single-family lots. **Savoy** added that they don't know the exact height of the building yet.*

Ward asked about drainage issues.

There are drainage issues but they are excited the City is addressing that in 2004-05. There are plans to address drainage including building mini retaining ponds and using the parking lot as a storage area for drain water until the CIP projects are complete. Both are designed to release water at a very slow pace.

Ward asked about the area to the east of terraces.

Architecture designs are for a residential subdivision with a pilot channel for water. This will ensure no one changes the slope of the land. There is currently a retention area on the rear of the residential lots

Iola Crandall asked what a timeline was for construction.

***Judy Weigel** said their lease runs out June 30, 2002. The reason they chose this property is to stay as close to the people they serve as possible. They serve about 700 people a month many of whom fall in a circle drawn around downtown.*

Crandall asked how many times the issue of the proposed sewer has been put on the CIP. She also voiced concern that flooding keeps being put off of the agenda. **Crandall** also said the Neighborhood Associations should ban together and make sure it becomes a top priority on the CIP.

***Council Member Gale** mentioned that he didn't know of it being pushed back ever but that the issue of flooding has grown tremendously in scope.*

Andy Bias, President of Mennonite Housing, is looking forward to moving to the area. He has to work with HUD to put together a timeline for construction.

Conceivably they could begin construction in the first quarter of next year. They hope to compliment what MAPD proposes and use their facilities to hopefully help with the drainage situation.

Council Member Gale asked if there were any questions from the audience. He asked the Board if they had questions. **Ed Koon** was encouraged to see drainage being addressed before development instead of after construction. It is a giant leap toward getting the flooding issue addressed.

Crandall moved and **McGinty** seconded to approve the MAPD's request.

Action: Motion passed (6-0) to approve the recommendation. (Dorman Blake abstained as he is on MAPC and there is potential for a conflict of interest.)

Board Agenda

3. **Council Member Gale** addressed the last meeting and applauded the Board for the way it handled the Day Reporting Center. He noted the City Council voted to approve the Bridgeport site. He also echoed Mr. Carrier's comments in support of Iola's comments to keep flooding in the forefront of the CIP. **Council Member Gale** asked that DAB members compile a list of priorities for the next meeting. He suggested they work together as a Board to determine priorities of CIP projects in District IV.

General consensus was reached that the next meeting will be dedicated to reviewing CIP projects for District IV and prioritizing these projects.

Announcements

Wayne Wells wants a noise ordinance in regard to LD Stadium. Steve Shod (Manager of Lawrence Dumont Stadium) isn't working with them to adjust the speakers or volume.

Paul Ward noted there would be a National Night Out celebration at 6:30 p.m., August 7, 2001 at 2857 S. Walton. Community Police, Fire Department, EMS, the BAT Van, Mounted Police, and a helicopter flyover will all be part of the festivities. The Southwest Neighborhood Association's next meeting will be Thursday August 28, 2001 at 7:00 p.m. at Envision.

Iola Crandall announced the Sunflower Neighborhood Association meeting as being August 2, 2001. They will be watching the progression of the Coastal cleanup area. August 18, 2001 will be a neighborhood cleanup for the area. They are also working on lighting 2nd street with Christmas lights.

Dorman Blake asked how many tons of trash was picked up between Seneca, Clarksdale, and Vandale after the cleanup they had.

Officer Richard Millard and **Officer Drew Seiler** introduced themselves. They also handed out a survey about Community Policing and are reporting the responses to **Deputy Chief Cole**. **Officer Seiler** is new to the west side. He is the new 17 Beat Coordinator. Patrol West's phone number is 941-0673.

Aaron Hamilton announced the building blitz for Habitat for Humanity. The City of Wichita is building a house the weeks of August 13-24, 2001. If you have time to help out, it would be greatly appreciated. Neighborhood Patrol applications will be sent with the next DAB mailing for anyone who would like to sign up to attend. We are hoping for a fall class. Please feel free to make copies if necessary for other applicants or bring their names and addresses to the next DAB meeting. National Night out is August 7, 2001.

Council Member Gale noted the Seneca Street improvements that are about to begin. The Delano Neighborhood, Business, and Clergy associations had several meetings and came up with a Neighborhood Plan. Seneca is a gateway to the museum district and will be designed as a boulevard.

Next Meeting

The next scheduled meeting of the District IV Advisory Board will be held on August 15, 2001 at 7:00 p.m. in the Stanley/Aley Neighborhood Center. District IV CIP projects is the topic of the agenda

No Action Required.

With no further business, **Vickers** moved that the meeting be adjourned and **Blake** seconded. **Council Member Gale** adjourned the meeting at 8:20 p.m.

Guests

Mark Savoy, 924 N. Main, 67203
Andy Bias, 2145 N. Topeka 67214
Judy Weigel, 700 Redbarn Ln., 67212
Joe Rodriguez, 825 E. Douglas, 67201
Terri Hubbard, Mennonite Housing
Matt Conard, 1267 S. Minneapolis

Brandon Tidemann, 6428 Rodeo
Richard Kraybill, 230 Laura
Jane Mobley, 14119 E. Gilbert Cir.
Randy Johnson, 924 N. Main

Respectfully Submitted,

Aaron Hamilton
Neighborhood Assistant